

May/June 2022

Better ^{AED10}living.

The magazine of Betterhomes

How to master maximalism

Recreate a rural idyll for the 21st century

WISHLIST

Trending timepieces

INSPIRATION

Designing a playroom with purpose

Let there be light

Join Marco and Cinzia Tedeschi on an illuminating tour of a unique Victory Heights home



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Whether it is the latest colour trends, innovative new materials that allow for highly complex designs or sustainable solutions that help saving water, at Ideal Standard we design all products with the needs of our customers in mind. While we can look back on a proud history of pioneering technologies as well as a strong design heritage, we always keep an eye on the future to meet the ever-changing demands of modern living.



DWELL

BED BATH HOME



New stores now open in Dubai Marina Mall, Dubai Hills Mall and opening soon in City Centre Mirdif this June



Dwell Middle East



dwellme

WWW.DWELLSTORES.AE

46

How travel inspired this garden makeover

Welcome to the issue

If there's one thing most designers wish they had unlimited access to - apart from budget - it would be natural light. The interplay of natural light in any interior immediately communicates mood, highlights key design element, elevates serotonin levels, and infuses vital energy. This issue, we shine a light on this most precious natural commodity in our lead feature, as Marco and Cinzia Tedeschi of Smart Renovation share their obsession for illumination with a peek into a stunning Victory Heights home (page 30). Light also plays a major role in biophilic design, and we get the lowdown from AAVA Interiors' Vincenzo Visciglia on why we need nature and daylight in our lives (page 22). We also explore the appeal of maximalist design (page 14) and find out how to design a kids' playroom with purpose (page 42). Enjoy this issue of Better Living - happy reading!

Visit us at blivinguae.com and follow us on Instagram at [@blivinguae](https://www.instagram.com/blivinguae)

SMART RENOVATION

ITALIAN CREATIVITY AND COORDINATION

Beyond Simple Fit-Out



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42

How to create a playroom with purpose

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CONTENTS

SHOP 06-10

Interior design news from around the Emirates and hot homewares galore.

INSPIRE 14-48

Tips for adding countryside-inspired comfort to any home; 24 hours with luxury hospitality interiors expert Alika Watson; travel-themed ideas to dress your home; inside an illuminating Victory

Heights home with Marco and Cinzia Tedeschi; explore Greek island vibes in one Jumeirah Golf Estates garden; expert design insight on creating the perfect kids' playroom; and a Riviera chic garden renovation.

MOVE 50-55

Our agents showcase their top properties on the market. Plus, check out an ultra-luxury five-bed Dubai Hills Estate home.

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This issue's Pinboard

Our round-up of the latest in homeware news and interiors trends



SWEET SIXTEEN FOR DWELL

The May 2022 opening of a new Nakheel Mall, Palm Jumeirah store, marks the 16th retail location for leading homegrown brand, DWELL. This follows hot on the heels of the February opening of Dubai Hills Mall, with City Centre Mirdif set to open its doors this June, and Dubai Outlet Mall by year-end. Explore a treasure trove of sought-after international lifestyle goodies from the likes of Sanderson, GANT Home, Joules, Ted Baker, Morris & Co., plus luxury Italian Punto brand bedding. Watch this space for confirmed dates for two new Abu Dhabi store debuts later this year. *Dwell is available online at Dwellstores.ae*



GANT Home dressing gown



Nakheel Mall



Dubai Hills Mall

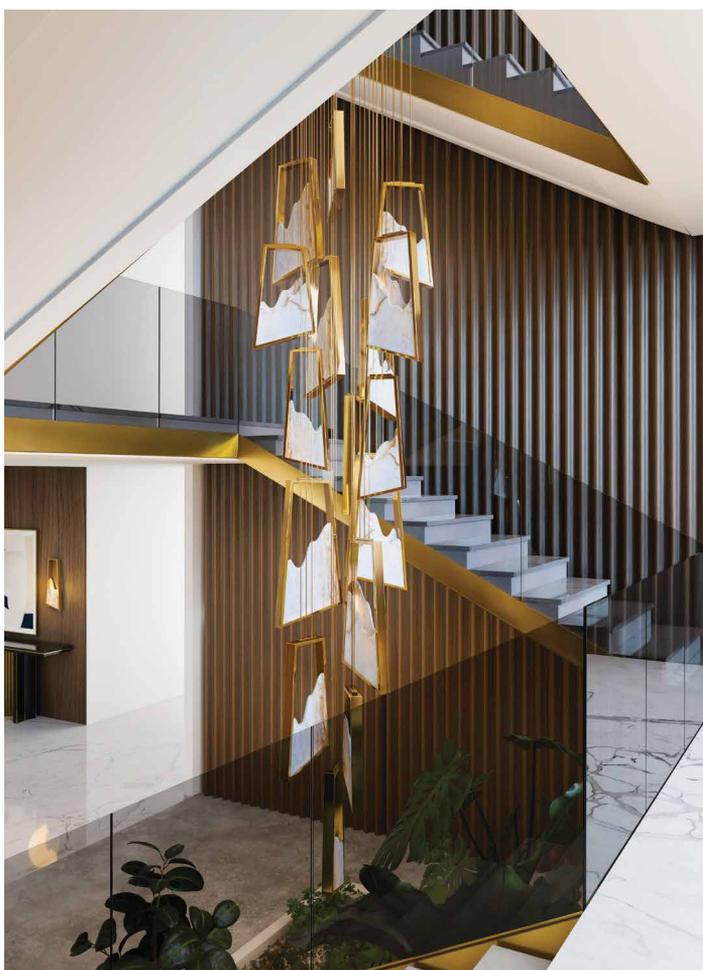
CUISINE PLUS EXPANDS

Custom-made kitchen company CUISINE PLUS is bringing bespoke German excellence to a second UAE location with the opening of its Abu Dhabi store. Turnkey services run from design through to installation, with homeowners working hand-in-hand with a personal advisor to create their dream kitchen. The new 5,050-square-foot showroom on Sheikh Zayed bin Sultan Street will display 11 unique kitchen concepts, with unit finishes available in more than 530 colours. Browse your dream kitchen at cuisineplus.sa



THE GREAT OUTDOORS

Luxury furniture brand FBC London is showcasing the best of British craftsmanship for outdoor living with the launch of its latest collection. The range was conceptualised in response to a shift in demand over the last two years for usable, luxurious outdoor living spaces and furniture that brings timeless elegance outdoors. Using durable, practical high-performance materials designed to withstand all climates – including the fierce desert summer temperatures – the collection is available in different finishes and is fully customisable. No need to visit the London or New York showroom, simply go to fbc-london.com



LOCAL TALENT SHOWCASE

Homegrown UAE furniture and furnishings brand Klekktic (klekktic.com) will open its doors to style seekers this May with the big reveal of its first showroom. Located in the heart of Dubai's Al Quoz district, check out the results of collaboration between leading furniture manufacturers and artisans from across the Emirates, with customisable indoor and outdoor living pieces showcasing hot local design talent.



Set in stone

Stone takes centre stage in LUXXU's new duo of furniture and lighting fixtures. Inspired by the raw lines and natural textures of mountains, the Magna collection features a statement chandelier, imponent floor lamp, and more, with each piece defined by a pendulum-like aesthetic and elongated trapezium form. The Alegrone collection is rooted in a sense of modern glamour with contemporary pieces made from distinctive grey Statuario marble, and ranging from the classic lines of a singular sofa to a sleekly opulent veneered bar cabinet. luxxu.net



Missoni

Be Missoni bold

We're itching to get our hands on the latest releases from Missoni Home Collection. For aficionados of the Italian brand's eye-catching designs, vibrant colours and top-quality materials, the new collection of eclectic soft furnishings and bed and bathroom accessories doesn't disappoint. Be bold this season and make a strong globetrotting style statement with a choice of Baku, Bangkok, Barcelona and Bolivia outdoor cushions. Looking to jazz up the bathroom? Dive into the stylish selection of Blake and Bonnie towels and bathrobes, available at amara.com



Pretty Little Things



SUMMER MAKEOVER

HIT THE HOME(WARE) BUTTON ON PRETTYLITTLETHING (PRETTYLITTLETHING.AE) AND OPEN UP A WORLD OF CONTEMPORARY STYLE TO SPRUCE UP YOUR BEDROOM, BATHROOM AND LIVING ROOM THIS SUMMER. WE'RE LOVING THE IDEA OF A MINI MAKEOVER WITH EVERYTHING FROM SIMPLE YET ON-TREND BAMBOO KITCHEN ESSENTIALS, SLEEK VASES, AND CRISP WHITE BEDDING THAT JUST SCREAMS SUMMER COOL.



HANDMADE AND HEARTMADE



Beirut-based designer Nada Debs continues to explore her fascination with the storytelling role of the human hand with the release of a stunning new Organic Console. Drawing on her global travels and passion for finding connections between different cultures, Debs marries form and function with feeling to create pieces that are 'handmade and heartmade'. A tactile story brought to life using the rusticity of natural cedar wood paired with rounded legs decorated with spiral mother-of-pearl detailing, this latest piece is an expression of the studio's commitment to slow craft, coupled with contemporary design. Handcrafted by skilled artisans, each console is delicately sanded to preserve the natural imperfections of the wood while allowing the mother-of-pearl legs to emerge through the top. Available at nadadebs.com





On-our radar... TRENDING TIMEPIECES

Forget functional necessity and think ticking art piece, with our timely selection of on-trend wall, desk and standing timepieces

Products pictured:

1. Progetti Freebird Punk wall clock in red, Dhs 950, **AMARA**
2. Original black Kit-Cat Klock, from Dhs 345, **HOUSE OF FOLLY**
3. Yellow Tiuku standing pendulum clock, approx. Dhs 1,057, **LIME LACE**
4. Ralph Lauren Brennan desk clock, Dhs 4,100, **BLOOMINGDALE'S**
5. Global Compass wall clock, Dhs 1,149, **PAN EMIRATES**
6. Moderne Kuckucksuhr aus Deutschland, approx. Dhs 731, **MYKUCKOO**
7. Charlie Bell alarm clock in gravity grey, approx. Dhs 115, **ANNABEL JAMES**



Hanging a characterful wall clock can add a bold element to any room

TBK

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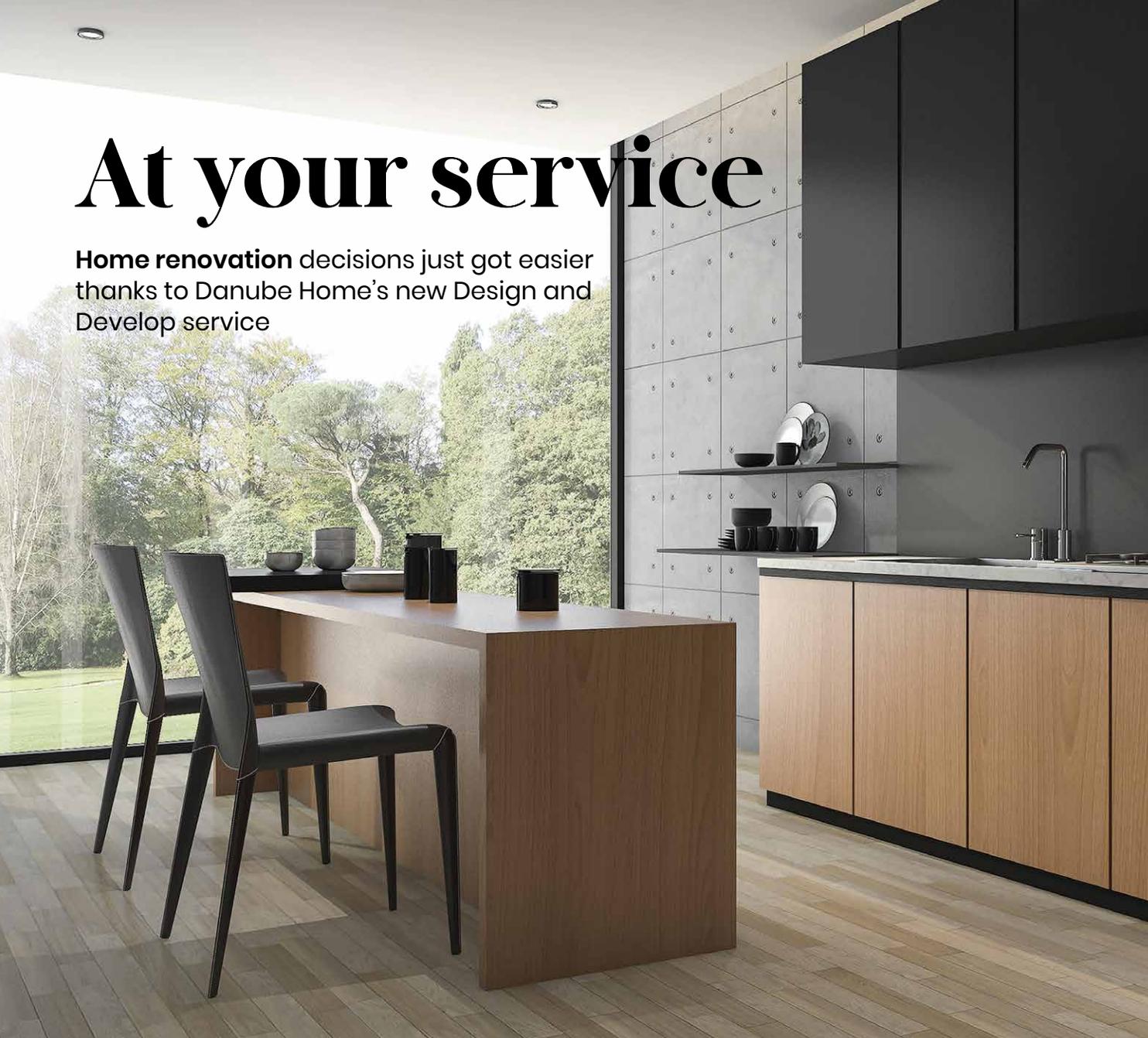
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DANUBE HOME

At your service

Home renovation decisions just got easier thanks to Danube Home's new Design and Develop service



The leading regional home improvement, furniture and furnishings brand is adding a new string to its residential living experiences bow with the launch of an all-new Design and Develop service.

Consumers across the region have long been firm fans of Danube Home's reputation for bringing world-class solutions to a design-hungry market, with an extensive collection of products and pieces to kit out your dream home. There's everything you can imagine under one roof, from indoor and outdoor furniture, furnishings, modular kitchens and bath fittings, to flooring and tiling, lighting, custom and ready-made window dressings, décor items, rugs, carpets, and more.

The expert Design and Develop team is on hand to craft tailor-made solutions to suit customers' specific needs and preferences. It all kicks off with a complimentary interior design consultation where you are invited to talk the team through their design vision and to draw on the resident talent of Danube Home's professional interior designers.

Whether it's a question of accommodating personal preferences, such as having a shower stall as opposed to a bathtub, or a more complex feng shui or vastu-compliant layout, Danube Home has an expert who will help bring your vision to life.

The team is also on the ball when it comes to delivering space maximisation solutions for even the smallest kitchen or most compact

bathroom, thanks to a range of innovative product offerings paired with out-of-the-box thinking. From bijoux residential spaces to grand residences, and guest powder rooms to state-of-the-art kitchens, there is a bespoke Danube Home solution.

Big ticket kitchen or bathroom renovations and redesign projects are an area of specialisation with an exciting range of tiles and modular kitchen fittings available in an array of on trend finishes. Danube Home is also where you'll find Islabz by Milano, the largest manmade tile in the market, and appreciated for its grooveless, luxurious finish. Add to that a collection of high-quality Spanish and Indian porcelain tiles and wall and floor tiles, available in literally thousands of unique design and



colour combinations.

Keeping it simple but stylish, customers looking for a modular kitchen solution have access to an inspiring selection of natural or modern finishes - melamine, lacquer, acrylic and PVC - to suit individual taste and budget. It's here where resident design know-how really shines, with the Design and Develop team able to recommend the best kitchen style to suit your space, budget and project timeline.

Danube Home wraps it neatly together with a reputation for affordable pricing, product warranty and fantastic after sales service.

Visit your nearest Danube Home Showroom or call 8003131 and speak to the experts.



Bird of Paradise wallcovering price on request, Arte



Boca do Lobo



How to master... Maximalism



Piyusha Bokil
from EXS Design
@exsdesign

WHAT IS IT?

The polar opposite of minimalism, maximalism celebrates the riches and luxuries in life. In design terms, where minimalism is about making a style statement with less, maximalism focuses on the bold use of colour, textures and design elements to create a layered, joyful space, from finishes and furniture to styling.

ABOUT THE STYLE

The origins of maximalist interior design owe much to the Victorian penchant for exotic travel and love for collecting unique pieces. This trickled down into the mass production of more affordable products, which saw homes filled with a busy mix of richly saturated textiles, intricately-carved furniture, eclectic objets d'art, and a 'more is more' aesthetic. In today's updated design world, it is a celebration of the finer

things in life, of heritage, heirlooms and colour – brought together in a luxurious interplay to full immersive effect.

HOW TO NAIL IT

Statement pieces. Choose two or three statement pieces as the basis for the look and feel of your space. Take inspiration from a much-loved artwork or heirloom chest of drawers, for example, and draw on the colour palette, patterns and design to build from there.

Colour and pattern. Be bold with your choice of patterned wallpaper, or use of saturated colour wall paints; there's no bare walls allowed in maximalism. Also, consider the ceiling as a 'fifth wall' and don't be afraid to add stripes or decorative panelling, while flooring can be geometric parquet, a riot of vibrant rugs, or brightly tiled.

Drape windows well. Think long sheers paired with dramatically swagged floor-to-ceiling curtains in jewel velvet tones, or consider using textured materials to perfectly frame a window. And don't forget the all-important details, such as elegant curtain rods or custom tiebacks.

Go eclectic with hardware. Layering is key to maximalist décor and no

detail is too small. Look out for one-of-a-kind doorknobs, drawer handles and furniture legs, but bring it all together with commonality in terms of finish, such as brass or brushed gold.

Light to full effect. Not only functional, lighting can also drive the overall aesthetic. Add statement floor lights and ceiling chandeliers to complement and enhance your statement pieces.

Clockwise from top:

Ostrich Feather Floor Lamp in Dusk, approx. Dhs 19,300, **Sweetpea & Willow** Mother of Pearl Dining Table, Dhs13,000, **Tabeer Homes** Rain stool, Dhs 1,495, **The One** Covet House chaise longue, price upon request, **Covet House** Manila Flore wallpaper, price on request, **Arte**

Wall: BLACK IRON
Wash Basin: RAK-SENSATION
Bath Tub: RAK-VALET
Furniture: RAK-JOY UNO
Mirror: RAK-JOY
Floor: CALACATTA VERDE



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Cottagecore comfort

Pastoral romanticism meets the simple life

From banana bread bake-offs to rediscovering a passion for knitting or green-fingered pursuits, lockdown rekindled memories of happy, simpler times full of reassuring traditions and nostalgic romanticism. It also gave rise to the cottagecore interior design movement, with inspiration drawn from nature and the countryside. Whimsical, pastoral – and with more than a touch of retro vintage emotion, thanks to a contemporary 21st century spin on yesteryear’s rural idyll – its homely aesthetic is on trend rather than twee.





TIP

Art is a cost-effective way to add darker accents. You could try black frames or black and white prints

START NEUTRAL, ADD WARMTH.

Keep wall colours natural with a country vibe by introducing warm whites, pastel pinks or a duck egg blue to set the scene before adding layers of décor charm. A neutral palette is the perfect backdrop on which to hang a series of botanical prints or dress a window with contrasting bold yet feminine printed curtains. Flooring should follow in the same vein, with a warm stone effect or hardwood finishes that can be graced with an intentionally faded rug or two.



TOUCHY FEELY.

Introduce elements of the great outdoors with accessories that incorporate natural materials as texture creates mood and invites touch, which heightens emotional connection. English countryside feels are all about carefully curated chunky woollen throws, faux sheepskin rugs, crisp cotton sheets, and a purposely mismatched combination of textured linen and rich velvet cushions. Avoid a clichéd rural idyll vibe by featuring both contemporary and retro patterns.

RAID GRANNY'S ATTIC.

Sustainability is inextricably woven into the cottagecore philosophy and is the perfect excuse to showcase those family heirlooms or invest in a gorgeous pre-loved piece. Granny's wooden linen trunk, a well-used kitchen dresser (perfect to display your precious china collection), or crystal vases that just need a dusting off, can all add character. Don't over-egg the heirloom pudding though – choose pieces wisely to put them front and centre, and pair with more contemporary offerings to keep the overall look 2022, rather than 1882.

FARM TO TABLE.

If there's one room we believe holds the heart of cottagecore close, then that's the kitchen. Out with sleek, modern and minimalist and in with rustic, inviting and comforting. A scrubbed wooden table that evokes memories of flour-dusted baking sessions can be dressed with a delicate lace runner for a special visitor; and china can be an English tea set or chunky handmade pottery. Gleaming copper pots and pans hung above a kitchen island make it even more homely, while there's nothing more cottagey than a Belfast sink.

GET WHIMSICAL WITH LIGHTING CHOICES.

Lighting often gets overlooked, or is considered at the last minute. Yet the secret to illuminating your bucolic cottage idyll is soft and warm. Vintage-inspired pendant lights and decorative wall sconces fit the bill, as do patterned or plain lampshades at floor or table lamp level, which provide welcome pockets of light. Choose low colour temperature bulbs to create glow rather than glare, and don't be afraid to break out the warm white fairy lights in a kid's room or for the garden.

AND SO TO BED.

Don't overload the bedroom with an excess of pastoral visual stimuli. Keep linens high quality and neutral, topped with a handmade pastel country-inspired print comforter. The beauty lies in the smallest details, such as the patina of a vintage dressing table, the age spots on an antique mirror, or the worn corners of flea market-found picture frames.



TIP

Have a rolltop or claw-foot bath as the centrepiece of your cottagecore bathroom and dress the space around it with natural organic materials and accessories





DON'T BE AFRAID OF FLORALS. Floor to ceiling Laura Ashley is most certainly overkill, but florals absolutely need to make their presence felt. A feature wall papered with a pattern of twisting wisteria, delicately sketched garden birds, vibrant peonies or a William Morris-inspired print are a fabulous visual talking point. Floral curtains add cozy drama to a living room and play well against vintage furniture pieces to tie the cottagecore theme together. Fresh flowers bring a burst of life into a dining room, while bunches of dried flowers (we love quintessentially English lavender) can be hung in the kitchen for a classic pastoral note.



Bathrooms that go beyond

Forget off-the-shelf bathrooms, with **Ideal Standard** Singular a bespoke bathroom is just one design decision away

Innovation underpins the Ideal Standard spirit, so it's no surprise that the latest offering from the global bathroom solutions giant is set to transform the conventional design toolkit.

Launched with the goal of streamlining bathroom design, Singular simplifies the often time intensive process by giving customers a single supplier and dedicated point of contact, freeing them up to check out the unlimited inspirational bathroom solutions.

Singular's one-of-a-kind approach is centered on inspiring creativity for every customer - from architects and designers to retailers and end users - in order to craft a tailor-made solution for every kind of space from a compact powder room to the most opulent bathroom.

Ideal Standard's attention to detail spans every possible category when mapping out your dream bathroom with thousands of products under

brassware, ceramics and furniture to bathing, showering and accessories.

For Roberto Palomba, chief design officer at Ideal Standard, Singular is the perfect design toolkit. "Every designer can use this toolkit to find components for the perfect bathroom. It allows you to combine products, adapted across different models, finishes and sizes, to result in multiple solutions that all have their own identity," he says.

Whether customers are looking to create a shower room in an on-trend black silk palette, an elegant master bathroom featuring the timeless Linda-X collection, or a signature washroom with the iconic Tipo-Z washbasin centre stage, Singular is the continuous link that seamlessly connects products, proposed solutions and, ultimately, performance.

Drawing on the company's legacy understanding of customer and sector needs, reputation for innovation



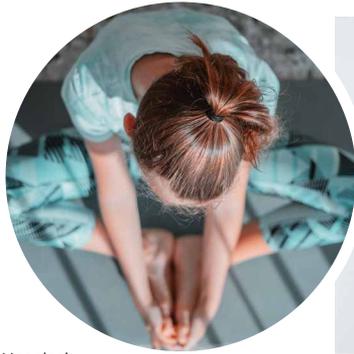
and commitment high-performance technologies, at the end of the day it's about making life easier.

Forget off-the-shelf bathrooms, with Ideal Standard Singular a bespoke bathroom is just one design decision away.

For more information and for updates on the exciting new range of inspirational materials, visit [idealstandardgulf.com](https://www.idealstandardgulf.com).

6am

My natural alarm clock kicks in as Haze the cat gently prods my face. I spend some time on my Morning Pages journal, practice yoga, and then enjoy a cup of rooibos tea before getting ready for the day.



Unsplash

7.30am

I like to listen to a motivational podcast on the short journey to our DIP studio, which puts me in a good head space and often inspires me with ideas on how to improve certain systems or approaches to business or personal habits.



8am

Mornings are usually filled with co-ordination calls – these could be with architects and engineers that we are working with, or internal calls to workshop design elements for various live projects.

11am

I try to follow an intermittent fasting regime, so it's time for a second cup of tea or smoothie and a healthy snack (although the occasional doughnut is proof that I'm only human!). Prospective client meetings are next – it's great to be able to have in-person meetings again, as face-to-face allows for a completely different dynamic.

1pm

Lunch time usually means either leftovers from the previous night's dinner or something light, like a poke bowl or salad with grains.

2pm

Afternoons are for site or supplier meetings. It's important to stay up-to-date with the latest fabrics, fixtures and materials in the market. We have an incredibly useful sample library for putting together client design schemes and sample boards,

as being able to get a physical feel for the finishes being used in a space is a great selling tool.

5pm

The fast pace of projects in the Middle East means that it isn't always the case, but on a good day I will start to wind down, do a final email check and perhaps browse a few inspirational websites or articles.

7pm

My husband and I chat about our day while cooking dinner together, then it could be a Zoom call with far away family or catching an episode of an escapist drama. I will



Alika Watson

A day in the life: OF AN INTERIOR DESIGNER

Helming Mitchell & Eades' Dubai studio, Alika Watson (@mitchellandeades) designs exciting interiors in the luxury hospitality and F&B space

also check in on social media and do some life admin over yet another cup of tea.

10pm

Time for bed. I try to get eight hours of sleep, and in an ideal world would read before nodding off, but I usually don't manage to get through many pages of my current book!



ASK THE EXPERT

Why every home needs to connect with nature

Vincenzo Visciglia, partner at AAVVA Interiors, talks biophilic interior design

Biophilia is an innate desire to connect with nature, and biophilic design can transform a home. We may choose a house because of its calming waterfront vista or relaxing golf course views, but bringing nature into personal spaces can also imbue a sense of peace. It's not merely a case of placing a single green plant in one corner, rather it's about incorporating nature from every angle, through ventilation and lighting choices to selecting natural materials and creating soothing spaces.

Lockdown saw us all spend more time at home, and this reinforced the importance of being close to nature. The idea that we could create a natural sanctuary within four walls became appealing for many, reinforced by a desire to live an increasingly sustainable lifestyle. This translated as being able to open windows to let fresh air in, spending time in rooms with natural daylight to help balance our circadian rhythm and using natural scent essential oil burners.

Biophilic design sounds high-end but it's really quite simple when it comes to design choices. If you're working with a professional interiors specialist then they will be able to advise you on the latest solutions and innovations, but we can all start with the basics.

Air circulation is key, as changing or improving air quality is key to bringing new

energy into the home. If opening a window isn't an option then a HEPA air purifier is a worthwhile investment, as is regular a/c maintenance. Some plant varieties are also natural air purifiers.

Access to natural light is vastly underrated. We instinctively chart the transition from day to night and by creating comfy, naturally lit spaces we feel connected to mother nature. Daylight also supports productivity, so a home office or desk with a window is preferable. If not possible, a portable daylight lamp is a must-have.

Introducing plants offers multiple benefits. Apart from the obvious green connection, varieties like spider plants, aloe vera and cheery chrysanthemum are among those known to 'cleanse' air. Plants also help increase indoor humidity levels and thus improve air quality. From garden centres to street corner sellers and online stores, Dubai has plenty of places to indulge green fingers. If you're not great with live plants, a mix of high-quality faux and hardy succulents, for example, is a good compromise.

Incorporating natural materials is a double tick for the biophilic design and sustainability box. Add a piece of bamboo furniture, a scavenged shell or stone water feature as a nod to the natural world; plus it's also a great way to introduce texture and patterns that we see when out in a forest, the mountains or on a beach.

“Biophilic design sounds high-end but it's really quite simple when it comes to design choices.”





Discover your sense of place

Harmonious neutrality is infused with client personality in every **Yana Rajoub** Interiors project, for a truly customised home

UAE-based interior design expert Yana Rajoub draws on a decade of international experience for each new residential project brief, with her creative inspiration influenced by work in Europe, Canada and the US. With boutique offices in Dubai and Miami, her cross-continental approach is evident in her design philosophy. “My design style is defined by a subtle fusion of clean lines and neutral tones to create a stimulating multi-layered sensory experience that juxtaposes textures and materials,” she says.

Yana’s passion for exploring materiality, colour and different forms embraces both the contemporary and minimalistic, as well as including architectural and organic elements, as she explains: “I am trying to bring creativity and a sense of harmony into every space. Together with my team, we focus on creating couture interiors that are multi-faceted and multi-layered, with no detail too small or critical.

“At the heart of my approach is a desire to inject unique personality into a space, building character and a strong design statement that reflects the unique traits of people who live there, yet keeping it functional and balanced.”

Yana’s professional journey spans numerous cultures and experiences and was formative in shaping the recognised harmoniously neutral, modern style evident as a basis in each successful project. Her love for layering breathes life into every client home with customised furniture and artworks her brand signature.

“There are no limits to creativity and we will always go the extra mile to ensure that our clients are more than satisfied with the end result; all while delivering on time and for a fair market price,” she adds.

A turnkey project specialist, Yana’s team expertise starts at the concept stage and moves through every phase of execution and delivery, going beyond residential renovations to include investor, real estate agent, and holiday home portfolio upgrades and restyling projects that aim to increase rental property value.

Yana sums it up succinctly: “We



work hard but smart to deliver sophisticated interiors that don’t have to cost the earth, but are guaranteed to look effortlessly luxurious.”

For more information, visit yanarajoubdesign.com or email yanarajoub23@gmail.com for an exclusive, limited time offer of a 50% discount on a personal consultation.

Q What are the key areas to consider when planning a home office renovation?

A There is more to designing the perfect home office than functionality and aesthetics. You need to consider your family dynamic, the type of work life you will use the office for, and your own personality in terms of working style. Combined, these three elements are the basis for a strong initial design direction.

Q What often gets overlooked when designing a home office?

A It's important to remember that a home office still needs to function in the same way as any corporate office, but as part of the home it should also reflect your chosen style and aesthetic. Think about designing a space that reflects your personal taste and style rather than focusing solely on creating a generic office space that just 'does the job'.

Q How has the shift to working from home influenced home office design?

A Post-pandemic, people have realised they have free rein to create a home office environment that is comfortable and a pleasure to work from. For many, the relative freedom of working from home has also reinforced their entrepreneurial spirit – and we love to see this reflected in the space.

Q How can good design ensure a harmonious blend of practicality and comfort?

A We strongly believe that home and office space influences mood. Colours, lights, freshness and the flow of a house come together to positively impact family life – and that includes a home office area. Where design shines is in incorporating your own personality and creating a tailor-made space that is practical and personal.

Q What kind of lighting should be used, and for what effect?

A Indirect light is a must-have. In the perfect space this could come from a side window. Bonus points for natural lighting that also offers calming outdoor views of greenery or

Ask Marco and Cinzia



The duo behind Smart Renovation (smartrenovation.ae) share their tips for a home office re-dos



water. In a windowless area, diffused light is the answer; for example, using cove lighting in the ceiling supplemented by a desk lamp. If you have a desk integrated into a bookshelf, we love to use warm LED lighting tucked away on an upper shelf.

Q Any tips on designing a home office on a budget?

A Use existing furniture mixed with a few new pieces to refresh the space and keep it simple. We've seen some very expensive yet soulless

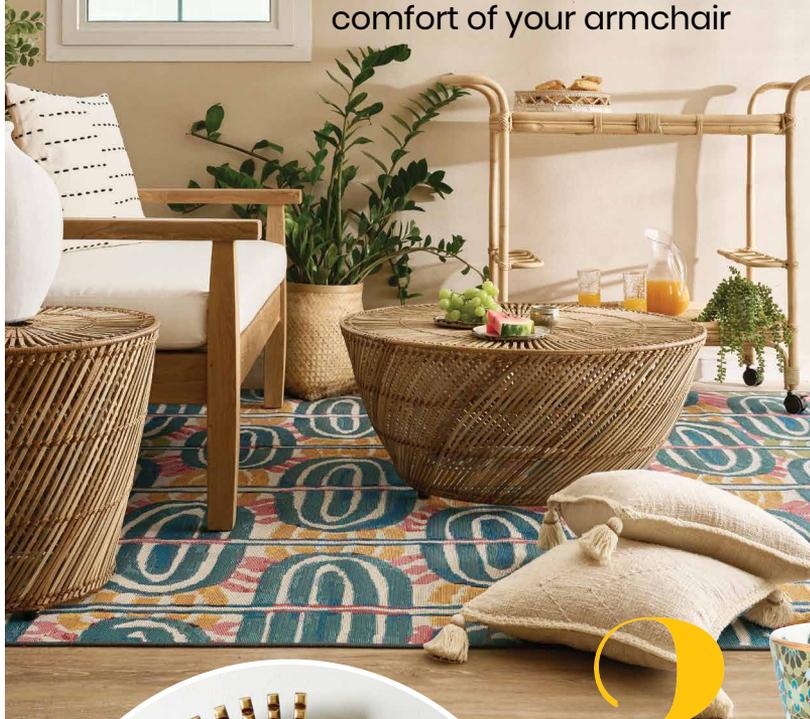
working spaces; it's not about budget, it's about smart design fused with practicality and personality.

Q If the office space is also a multi-purpose room how can design tick all the boxes?

A Compromise is often a design prerequisite and that's where good home office design is all about integration. For a multipurpose space, we recommend designing an office area that can be cleverly – and easily – concealed using screening such as wooden panelling, for example.

Armchair traveller

Travel on your mind? Hint at voyages to far-flung exotic destination from the comfort of your armchair



1 STAY CLOSER TO HOME WITH A DUBAI MEMORY, COURTESY OF ARTIST AND DESIGNER CLARE NAPPER. A DEPARTING EXPAT FAVOURITE SINCE 2014, CLARE'S VINTAGE INSPIRED PRINTS PUT A SMILE-PROVOKING FAUX HISTORICAL SPIN ON LIFE IN THE UAE.

Framed prints from Dhs225, highlife-dubai.com



2 *A reminder of Spain's seven centuries of Moorish rule, we love the delicate green, blue and gold intricacy of this delicate porcelain bowl. It's the ideal receptacle for classy nibbles.*

D'Orient Andalusia Porcelain Bowl, Dhs300, bloomingdales.ae



3 FOLLOW THE INCA TRAIL TO MACHU PICCHU AND INFUSE YOUR HOME WITH THE GOLDEN RAYS OF A HANDCRAFTED PERUVIAN GOLD MIRROR. ADDS A DISTINCTIVE SOUTH AMERICAN TOUCH TO ANY WALL.

Peruvian Gold Mirror, Dhs 525, westelm.ae



5 QUINTESSENTIALLY BRITISH, THIS BULLDOG-INSPIRED STATUE CONJURES UP MEMORIES OF TRIPS TO LONDON AND WALKS IN HYDE PARK. THE PERFECT HOUSE-TRAINED PET, HE WILL MAKE A COLOURFUL STATEMENT IN ANY HALLWAY OR LIVING SPACE.

Deco Figurine Bulldog Colore, Dhs2,214, kareuae.ae



China's richly diverse culture and history weaves its influence into these vibrant cushion covers.

Kenji/Tadeo Cushion Covers, Dhs260 each; Monkey Home Cushion Cover, Dhs230; indigo-living.com





Garden makeovers by design

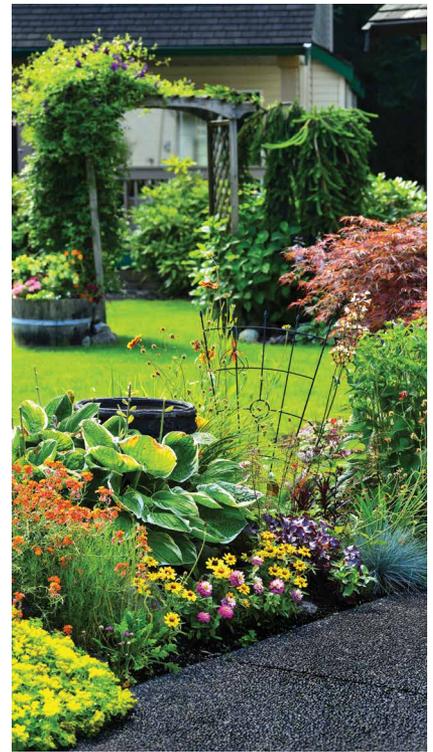
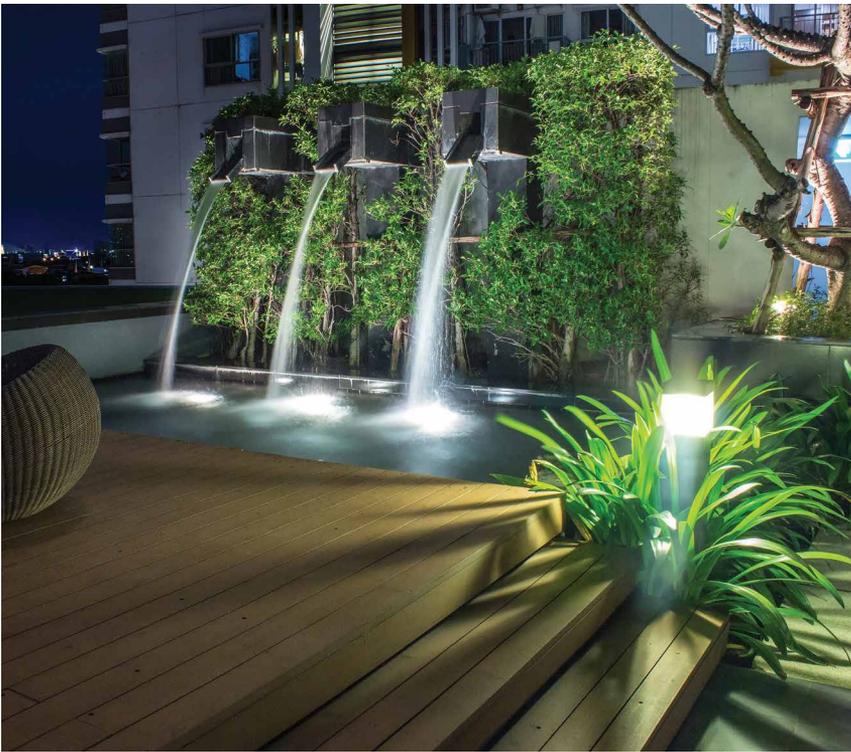
From luxury bathrooms to turnkey landscaping, **Casa Milano** creates unique living experiences inside the home and outdoors in the garden

Transforming an empty sandy plot or remodelling an existing garden to your own personal taste is a huge undertaking. Thankfully, the in-house design team at Casa Milano is on hand to work with you to translate your ideas into a harmonious green reality.

Customised landscaping solutions span every corner of your outdoor area from creating highly functional backyard spaces to sprawling plant-filled gardens and urban terrace sanctuaries. 'Passion driven by quality' is at the heart of the Casa Milano philosophy, and the team of designers and project managers are detail driven from day one.

In a destination where having an





outdoor pool is the dream, Casa Milano is a master in innovative custom design with infinity, skimmer and overflow pools – as well as one-of-a-kind water features - on show across Dubai from Palm Jumeirah and Emirates Hills to Jumeirah Golf Estates.

With a pool as the centrepiece of your garden, you can't skip on the surrounding landscaping, and Casa Milano offers full design services and skilled execution for all your cosy seating areas, walkways and walls, and ceramic and mosaic tiling requirements.

The softer side of landscaping is also within the Casa Milano remit

and smart water management for your irrigation needs will ensure that your garden stays green while your DEWA bill remains manageable.

They'll even mulch your flower beds, soil and sod the lawn and plant your chosen selection of trees, flowers and shrubs just the way you want it.

For the more active garden users, Casa Milano has an exciting range of play equipment for kids as well as outdoor quality fitness and sports equipment designed to complement the natural aesthetic of your dream garden space.

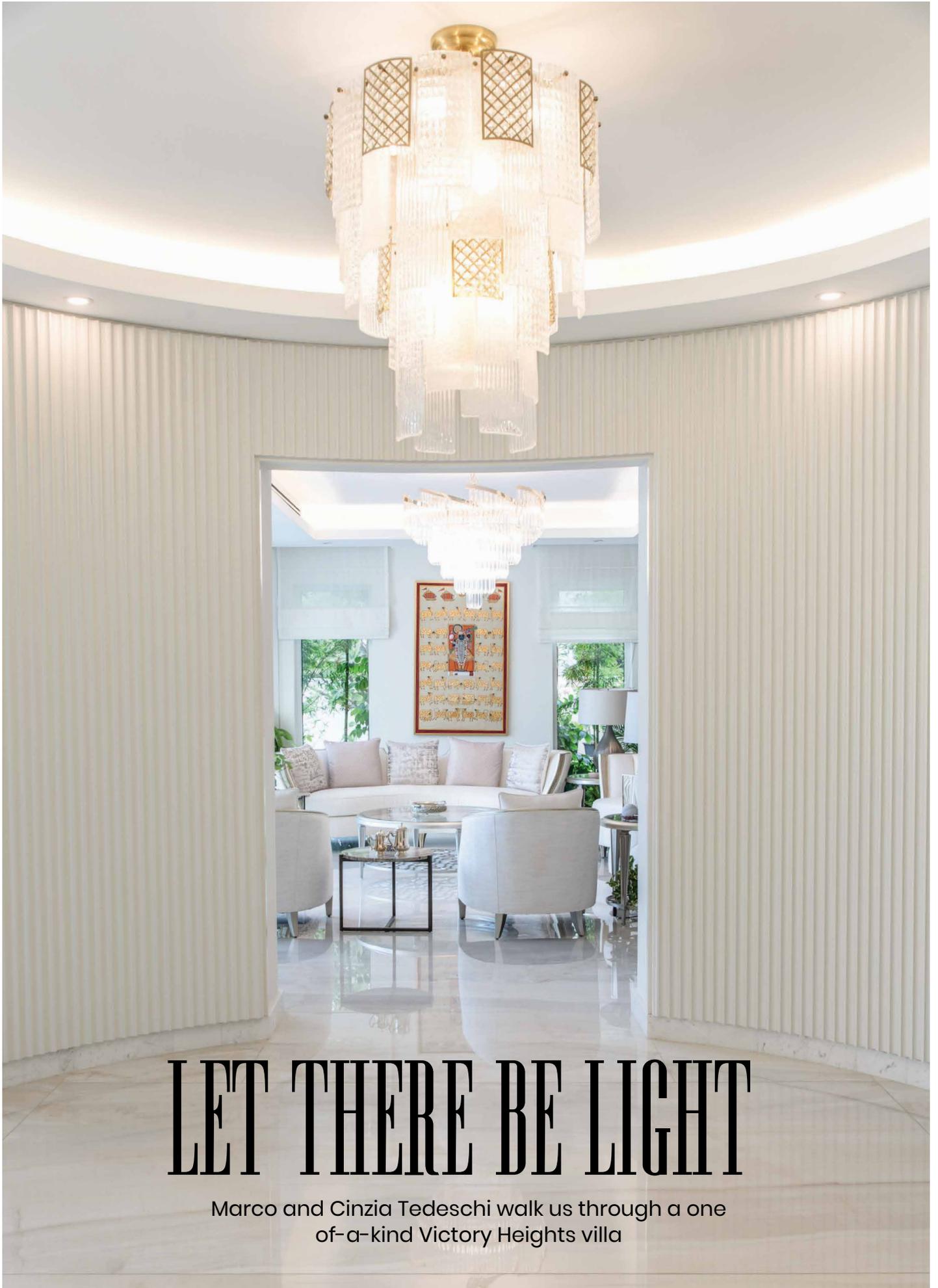
And, when you want somewhere to sit and enjoy the finished result, a

pergola or gazebo is both a practical shaded space and a statement accent that blends seamlessly with your garden design.

Whether you're looking to create a calming space for relaxation and contemplation, an al fresco area for entertaining or a fun family-friendly garden, Casa Milano has a custom solution.

For more information and to schedule an appointment with the Casa Milano design team, call 04 3465151, casamilanoitaly.com; or visit the Sheikh Zayed Road, Dubai, or Mussafah, Abu Dhabi showrooms to view the latest collections.





LET THERE BE LIGHT

Marco and Cinzia Tedeschi walk us through a one of-a-kind Victory Heights villa

A gently undulating pond brimming with distinctive koi carp gives me zen vibes the second I step through the gate of this Calida neighbourhood villa in the popular Victory Heights development. The Spanish hacienda-inspired architecture points me in a deceptively different design direction, but as soon as the main door swings open I am propelled into a gloriously light and bright space that immediately draws the eye to the stunning greens of the golf course beyond.

“We are obsessed by light,” is the welcoming statement from Marco and Cinzia Tedeschi, the power duo at the helm of Smart Renovation, and design team behind this 9,000-square-foot six-bedroom villa makeover. And the wealth of natural light that is suffused throughout the property was the primary reason that the current homeowner made an on-the-spot decision to invest.

“We knew this was it the second we walked into the house, despite being adamant that we wanted to buy in The Meadows,” she tells me, with a wry smile, and adds: “The house is full of light, from the bright morning rays of sun that follow us through the day before disappearing into a golden sunset; and I wanted to capture this in every room of the house.”

It’s not difficult to be visually seduced by the supersized picture windows that extend up to the first floor, beautifully landscaped golf course views and grounding sense of calm, but as an extended family home to three generations (aged from 20 to 90 years old), the owner also wanted to design a home where “everyone was welcome.”

“When I first saw the property I knew that we had to bring the outdoors indoors, and we decided to play with the idea of ‘transparency’ throughout in order to optimise the natural light, floor space, and desire for seamless flow,” explains Marco.

This translated into a ground floor layout that follows the principle of bisymmetry with the eye following a single line from the front gate through to the golf greens beyond the garden. “To ensure this remained unbroken, we chose to install large picture windows featuring a single fixed pane of glass, without any unnecessary frames that would interrupt this perfect line,” he says. To further enhance the feeling of openness and unrestricted movement, each intentionally doorless door frame



The finished result was a blank canvas of re-engineered space and light

is a minimum of 1.5 metres wide, and high gloss flooring was chosen to reflect the abundant natural light.

The third, and most challenging, project factor was a massive structural undertaking with no less than seven extensions added, increasing the footprint from 6,800 to 9,000 square feet. “There was a lot of wasted open patio areas that we wouldn’t use as a family and so we literally built on the idea of bringing the outside in by using the two-storey glass picture windows to ensure that light flooded through everywhere,” says the owner.

With a large extended family who love socialising and a busy roster of corporate entertaining, an upsized living room and

separate dining room were must-haves. On the ground floor, this meant a kitchen expansion and addition of a morning room, dining room and extended living room, while upstairs a grand master bedroom took shape with a billiards room replacing an unused balcony.

The finished result was a blank canvas of re-engineered space and light, and this carried through into the interiors aesthetic. “Our previous home had a very ethnic feel with heirloom pieces and artworks that reflected both our Indian roots as well as our time in Ethiopia, Ghana and world travels,” explains the owner.

“Our children were keen for us to move into a more contemporary





“The media room is a particularly successful space as, previously, this was a windowless open-plan dining room.”





styled home, and this is where Cinzia's unique approach really resonated. She visited our old house to get an in-depth perspective of our personal taste and aesthetic. From that, we jointly decided to adopt a neutral palette for the Calida villa, which would allow our treasured collection of artworks to be the focal pop of colour," she continues.

An "evolving" aesthetic, the mutual trust factor was critical in bringing the space to life. Says Cinzia: "It's very important for us to embrace the client's mindset and mood to ensure that the end result reality matches the original vision. I took inspiration from the potential of being able to mix two cultures and use clean, light European lines as the design

foundation, layered with the family's heritage and reflecting their roots."

Like in many family homes, the kitchen is the heart of the house and this sleek contemporary space is marked apart by an almost five metre-long black Dekton silestone countertop that doubles as a workspace and breakfast bar. "High quality imported Italian Record Cucina cabinetry is paired with smart kitchen technology throughout, with the countertop an immediate talking point, as well as being incredibly heat and stain resistant," remarks Marco.

To the right of the kitchen is a dream dining room fronted by wall of floor-to-ceiling windows and graced with one of the owner's prized finds, a nine-foot-

long white dining table from Casanova, matched with customised chairs. The only overt nod to current interior design trends is the use of fluting to panel the downstairs lobby, a super contemporary touch that is now trending worldwide.

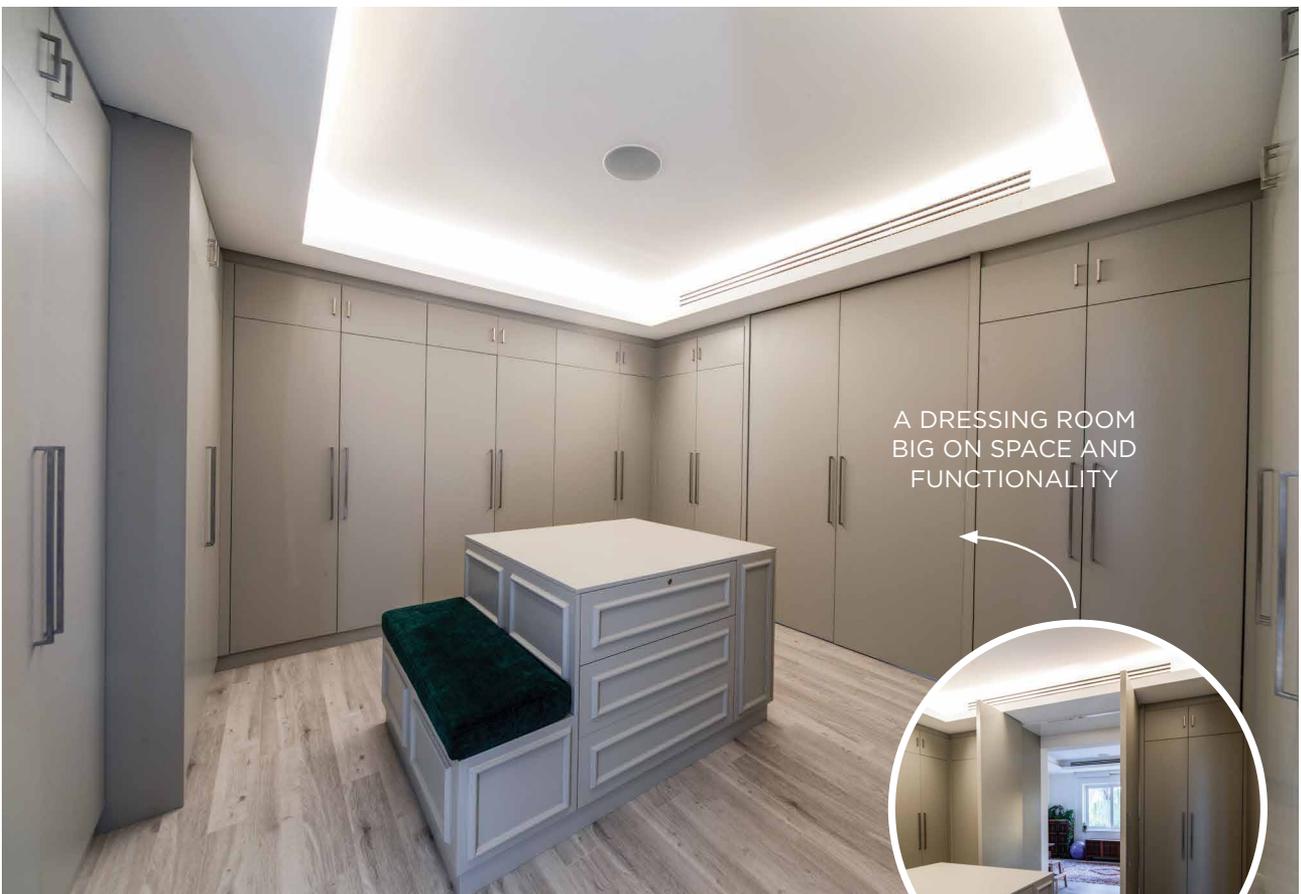
The often thorny issue of budget is raised but it's a lighthearted moment of jocular banter as Cinzia teases that her job is always to get clients to spend in a smart way. "We didn't go overboard and really played around with the budget, sourcing pieces from bespoke high-end brands right through to working with companies like Just Restore to refresh existing furniture," she says. And, as we walk through the villa the visual juxtaposition between the family's exquisite heirloom



furniture, vibrant ethnic art and the unashamedly contemporary aesthetic blends seamlessly, with each room distinctly individual but wholly cohesive.

For a home that is essentially open plan, there are unique spaces suited to every age group and mood. From a peaceful yoga room and well thought-out dressing room, to dedicated en suite bedrooms for visiting grandparents – one with a relaxing balcony and the other opening up onto the koi pond – and a man cave, aka the media room, it’s a fantastic multi-generational home. Says Cinzia: “The media room is a particularly successful space as, previously, this was a windowless open-plan dining room that really served no pleasurable purpose.”

Another not-so hidden first floor gem is the stunning rotunda reading room. Neo-classical accents are merged with the contemporary palette to create a one-of-a-kind retreat that wouldn’t be out of place in a corner of the White House. “This was originally an atrium but there was no natural light, so it was effectively a soulless two-storey void. Another problem was that it carried sound between floors, and you don’t want to be listening to someone’s



A DRESSING ROOM
BIG ON SPACE AND
FUNCTIONALITY



I took inspiration from mixing two cultures and clean European lines as the design foundation, layered with the family's heritage.



conversation in the dining room if you're trying to sleep," elaborates Marco.

The owners are beyond delighted with the end result and, despite a flood of generous offers to buy thanks to an extremely buoyant real estate market, have their feet firmly rooted under the table with every intention to enjoy the house from every angle. "We love to live as a joint family, where everyone can co-exist peacefully and have their own intimate sanctuaries but come together whenever we want. We came to this house with an open mind and an evolving brief and really just went with the flow, guided by Marco and Cinzia; and now we have a wonderful home that is 100 per cent 'us.'"

Marco sips his masala tea and reflects on the project. "It's not often we start with a backdrop as priceless as this. With views that are 50 per cent blue sky and 50 per cent greenery, from day one we knew that the design had to diffuse natural light into every available corner to create a warm, welcoming family villa with its own exceptional signature. Completed in just eight months, the home you see now is probably one of the most unique properties in Dubai."





Greek island inspiration

Mykonian vibes anchor this glorious
Jumeirah Golf Estates garden

A growing young family was the catalyst for one Dubai resident to put down more permanent roots in the city. Harriet Mandak had already previously swapped London townhouse living for a one-level pad on the Palm Jumeirah Crescent, but with a second child on the way the family was clearly running out of space.

“At that point we decided that we were invested in Dubai and wanted to stay here, and while we didn’t have our hearts set on buying a property, once we saw this house we knew it was the one,” she reminisces.

That house is an expansive corner plot villa in Jumeirah Golf Estates, and following an eight month-long top to toe interiors renovation, Harriet was ready to tackle the garden, with a multipurpose family-friendly space the end goal. She elaborates: “The garden was originally all terracotta tiles with a lot of shrubs, pergola and dining area. We knew immediately that the only thing we wanted to keep was the pool. With two young children there was zero garden or grassed area, and this was an absolute priority.”

On the recommendation of another community resident, the couple chose to work with Dubai-based landscape designer Gin Wingfield (@ginwingfielddesigns). “Gin just ran with our brief, which was inspired by our love of Mykonos. We’ve holidayed there for the last 10 years and also got married on the island, so we definitely wanted the garden to have a Mykonian vibe,” she explains.

Given free rein to interpret the brief in a way that would also blend perfectly with the golf course setting, Gin needed to avoid all the Greek island clichés, as Harriet explains: “We wanted to feel like we were stepping outside on holiday every time we went out into the garden, with light tiles and teak furniture, but without that stereotypical blue and white island colour scheme.”

While the pool, with its below ground portholes viewable from basement level, is very much the focal point, the family loves to entertain, so the dining, barbecue, an wet bar areas were given equal billing.

“Originally, we were going to source a lot of pieces directly from

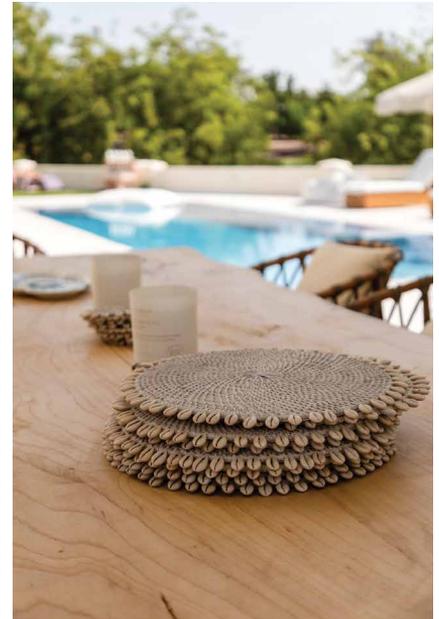
Mykonos, but the shipping costs were prohibitive. So, we ended up working with the amazing team at Adams Furniture who made all the sofa sets, bar stools, sun beds and beanbags,” says Harriet.

Other locally-sourced pieces include the SlabHouse dining table, Rattan House Nammos chairs, and the exquisite macramé stools, hammock and umbrellas from Home and Soul. “The chairs actually have a very personal connection for us, as Nammos was where we got married in Mykonos.”

A playhouse will be the final tick on the design checklist, and Harriet is looking forward to enjoying the garden year-round. “In London we only had a small terrace and to see the girls running around on the grass is amazing. We’re also excited to have the pool, which extends our ability to use the outdoor space through the summer.”

She concludes: “We wake up in the morning to birdsong, and it’s such a peaceful place, with nature all around us. To be able to enjoy this in a city like Dubai is really very special.”





THIS GORGEOUS MACRAME HAMMOCK FROM HOME AND SOUL IS MADE FOR LONG, LAZY SOLO AFTERNOONS UNDER A BLUE DUBAI SKY, INSTANTLY TRANSPORTING HARRIET BACK TO MYKONOS

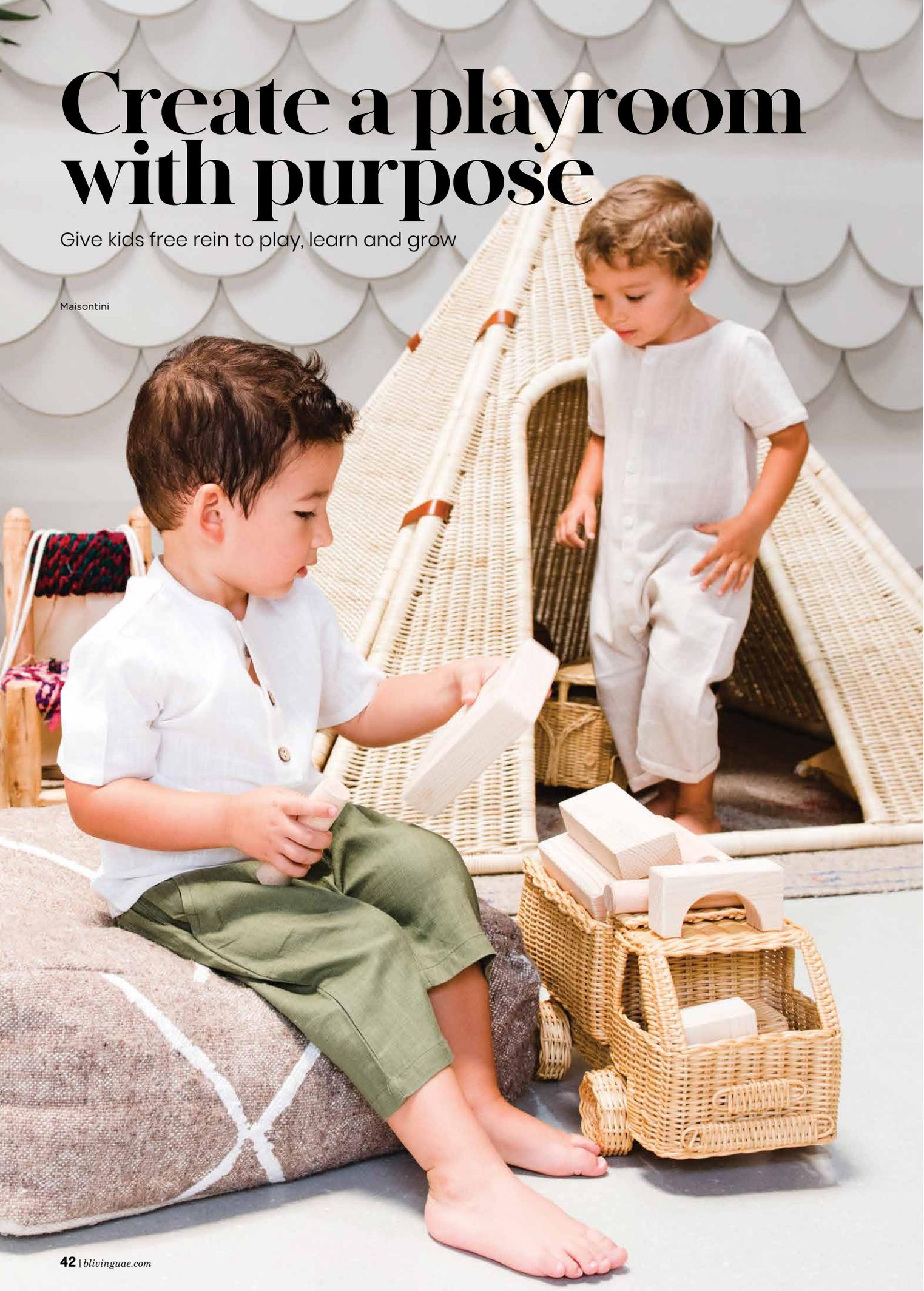
We wanted to feel like we were stepping outside on holiday every time we went out into the garden



Create a playroom with purpose

Give kids free rein to play, learn and grow

Maisontini



For children, a playroom is a fun space where their imagination can run wild, where they can discover budding talents, explore multisensory experiences, and learn new things. For parents, it's a safe environment where they can let little – and not so little – ones empty the Lego box, get messy with paints, have a quiet corner for reading, or a dedicated space for homework. As

Tip

DON'T PUT EVERYTHING AWAY. PUT FAVOURITE TOYS AND BOOKS ON SHOW AND HANG DRESS-UP COSTUMES AT EYE LEVEL TO INSPIRE OPPORTUNITIES FOR CREATIVE PLAY.

kids get older and the playroom needs to fulfill multiple roles, we chat with Awatef Zaoui, Founder of Interior by Awatef, and Luiza Jodziewicz, Regional Home Furnishing Direction & ID Leader at IKEA, for their playful take on creating the perfect space.

Colour code

Bright colours may feel like the natural go-to but their over use should be avoided. "Colours have a very important function. Strong colours stimulate action, play and activity while lighter or paler shades encourage relaxation, so we should use colours to divide the room into different activity areas," says Luiza. Awatef recommends changing up the theme or mood by using pillows, throws, wall arts and accessories in ultra-playful colours, such as lemon yellow, cyan blue, neon orange or emerald.

Off the wall

For little ones who want to let off steam and play safely, Awatef recommends sound and shock-absorbing flooring solutions. "This can range from natural fibre rugs and rubber playmats to foam tiles. You may also want to opt for wall protection. For the budding artist in the family, consider magnetic wall treatments, chalkboard wallcovering, or a corkboard." Luiza loves wooden flooring topped with non-slip carpets or rugs, and advocates using natural materials and sustainable solutions where possible.

Lightbulb moment

"Proper lighting plays an important role," says Luiza, and adds: "As children grow, they need a suitable light source when playing, reading or doing homework. She recommends soft, yellow lighting for pre-bedtime



Maisontini

CLIMB THE WALLS

Customised climbing walls and mini gyms made just for kids are a great way to encourage physical activity. Head over to Moonkids (moonkidshome.ae) to check out the mix 'n' match options with cool colourful combinations featuring gym rings, Swedish walls, climbing walls, rope ladders and safety mats.





Crate & Barrel

bags or simply hang accessories.” She also urges parents to think vertically, with storage that allows for age-appropriate access, as well as being a space saver. Luiza shares a top tip with “transparent boxes great for when you want to easily locate a favourite toy.”

Mind games

“A well-designed playroom needs to be flexible and reflect all kinds of activities, including studying and reading” notes Luiza. “Some children love reading and working in their beds, so the space should incorporate a flexible table, mobile storage and functional lighting; whereas the choice of a more traditional desk (for homework or play) requires ergonomic consideration.” Reading corners or nooks should invite a sense of calm coziness, says Awatef. “This can be achieved with comfortable floor cushions and an overhead canopy. Soothing and calming natural fibres are a must-have. This soothing ‘nest’ is priceless for explorers of the imagination, plus, it’s budget friendly.”

Trending themes

“We’re seeing a trend for monochrome kids’ playrooms where black and white is cleverly applied to create a fun, welcoming space,” remarks Awatef. She also highlights the popularity of removal wallpaper as a way to refresh without fuss. “But the timeless trend, and one that is unbeatable in my opinion, is the enduring non-gender-specific Scandinavian style,” she adds.

calm and mood lights in different colours that can transform a children’s bedroom into an imaginary world. “Control natural light exposure with different window treatments and inject some creativity with neon light accents or projection lights,” advises Awatef, who adds that a dimmer is a must-have for snuggling and story time.

Pops of personality

The practicalities of designing a playroom are obvious, but the space also needs to reflect each child’s

unique personality. Says Luiza: “At design stage, select a theme that resonates with your child, whether it’s the forest, cartoon heroes, sports or outer space, and build the room around it. It’s a wonderful way to open them up to creativity.”

Box clever

Every parent loves a tidy toy box and good storage is crucial. Says Awatef: “Think modular and think evolving furniture. Giant pegboards are another personal favourite as they are so versatile; you can add shelves,

PLAYFUL ADDITIONS



Animal wooden animal skittles, approx. Dhs 82, Natural History Museum nhmshop.co.uk



Let’s Play neon sign, approx. Dhs 267, Lights4fun

Bloomingville Kesa storage box, approx. Dhs 562, Sweetpea & Willow



The FUDGee kids play sofa, Dhs 1,199, Maisontini



Al fresco Riviera chic

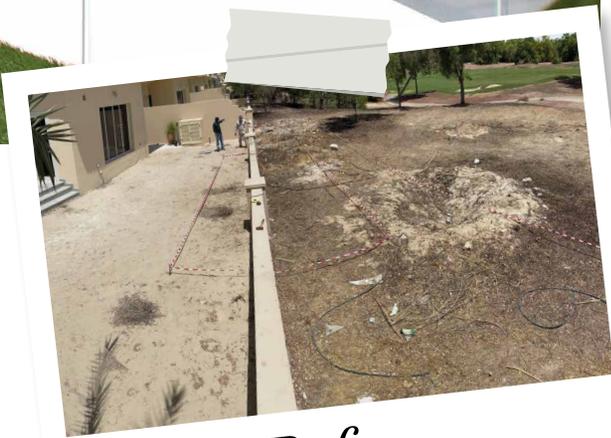
A travel inspired garden transformation at Jumeirah Golf Estates

The double-sized sandy rear plot of Annette Harding’s new Damac Royal Golf Villa was a blank canvas prospect that she couldn’t wait to transform. “As an award-winning pastry chef I’m quite arty and had a good idea of what I wanted the garden to look like,” she recounts. Taking inspiration from her travels, and with a full view of the golf course’s eleventh green as the scene-stealing backdrop, Annette and her tape measure-armed husband were confident that they had the right core team – gardener Mubarak and skilled tradesman Tareq Ali – to turn their vision into a high-end reality.

The timeless teak decking and pale blue pool of the legendary Hotel du Cap-Eden-Roc on France’s Côte d’Azur and the

ambience of Dubai’s One&Only The Palm provided plenty of inspiration. A “good sized pool” was a priority, but without compromising on functional living space and a mandate to ensure that the overall feel was clean, fresh and tropical without an overwhelm of plants. “As I was heavily pregnant, it was also important to have a grass area for our impending arrival,” adds Annette.

No easy task, and with a wealth of local companies to research, the couple sourced all materials themselves. Recycled glass Ezari Spanish tiles for the pool came from MAK Pools (makpools.com), with family-run Grosvenor Pools handling construction to Annette’s exacting requirements. “Non-slip



Before

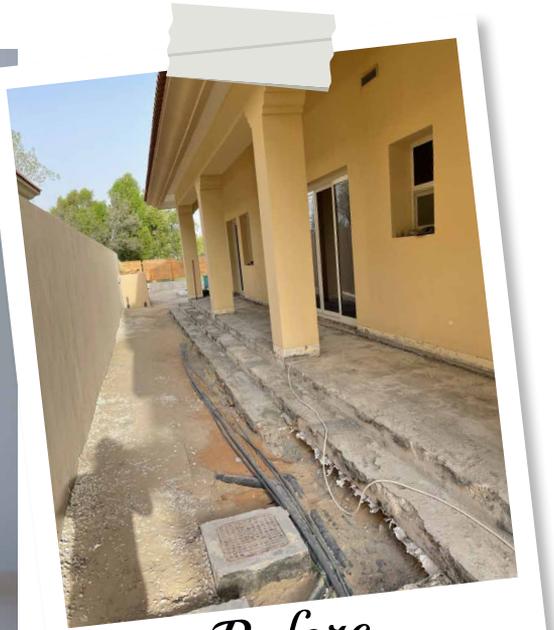


If you love Stephany's work, turn the page to read her tips on recreating it in your home --- ➔

and non-heat absorbent, we used natural white limestone for the pool surrounds, step and planters, and worked with Rajesh from Bawabt Al Jarf to secure permissions and bring our vision for the pergola to life,” Annette recalls.

The all-important barbecue and bar area was designed to the couple’s specifications, thanks to Bernd from outdoor kitchen experts CWS Trading (cswdubai.com), with Bagno Design and Maze Rattan brand furniture completing the French Riviera meets luxury Dubai resort look.

Hands-on involvement was on the cards from the outset, as Annette explains: “My husband is quite handy with tools and doesn’t mind getting his hands dirty. Together with Ali, they were confident they could tackle most things apart from the pool and pergola. At times they definitely bit off more than they could chew, but my husband was somehow always able



Before

THE VERDICT
“We get lots of compliments, which makes us proud of what we achieved – a functional outdoor area with a resort feel. We learnt so much and are confident we could do it again. We worked with a great team that did an incredible job.”

The homeowners

to get guidance from our materials suppliers.”

Project highlights include the iroko wood decking (royalhomedeco.com). Says Annette: “It was a must to have real wood decking, as it has such a better feel and look than the many alternatives on the market.” For the stunning water feature, the couple selected high quality 3D Inax tiles from Arteco (arteco.ae) with deep blue RAK Ceramics tiles used to full contrasting effect in the outdoor shower. “And the white Thasos marble we were recommended to frame the wet coping around the pool (glaze.ae) – and which we sandblasted to make non-slip – looks amazing,” she says with a smile.





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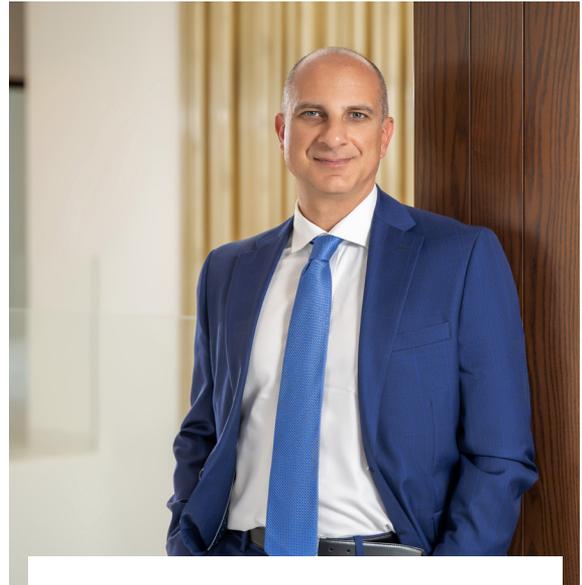
HOT PROPERTIES

Three leading agents at Betterhomes give us an exclusive look at a selection of the best homes for sale in the neighbourhoods they know and love

Meet the agents

Dr Arissa Business Bay

"The properties I represent are eclectic, vibrant and luxurious. Knowledgeable, honest and ethical, I always take the time to understand clients' ideas, concerns and expectations. I am by your side every step of the way."



Fabio Dubai Marina

"Professional, proactive and detail driven, my years of real estate experience have given me a wealth of market knowledge when it comes to helping clients find their dream Dubai home. My clients would characterise me as professional, ethical, proactive and detail driven."

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"A previous client, Lara El Ghandour, posted a Google review that described me as 'resourceful, helpful, kind, very professional and patient'. She also went on to say that I was 'very positive and responsive, even on weekends' - which I think sums me up perfectly."





**My top picks in
Downtown Dubai**

To view one of these gorgeous apartments, call me on 058 533 0191

AED5million

Downtown Views, Downtown Dubai

A brand-new three-bed apartment in Downtown Views, enjoy stunning perspectives of the Dubai skyline from your living room or balcony.

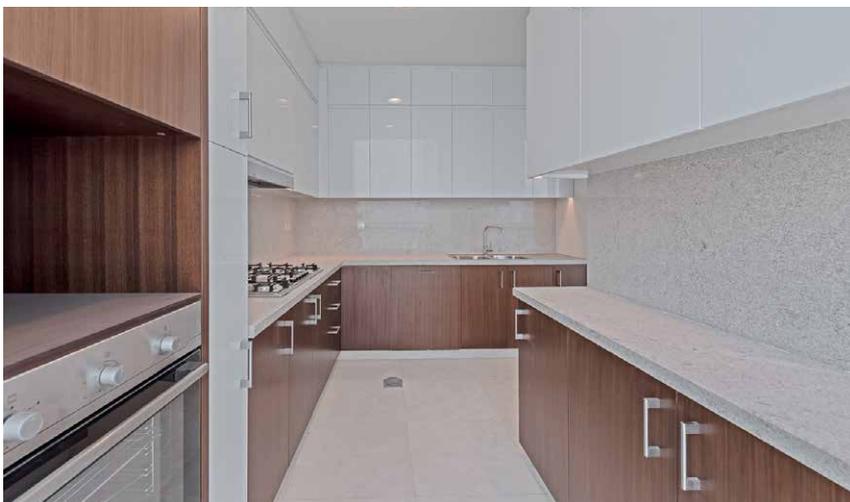
To find out more, call me quoting the reference code BHM-S-552600 RERA Permit No. 7121312499 **Bed: 3 Bath: 5 Parking: 2 Size: 1,804 sq.ft**

AED22.5million

Vida Residence, Downtown Dubai

A coveted full-service duplex penthouse within the sought-after Sky Collection community, unique features include an eye-catching staircase, floor to ceiling windows and multiple terraces for a one-of-a-kind luxury lifestyle. *To find out more, call me quoting the reference code BHM-S-171662 RERA Permit No. 7116754802* **Bed: 5 Bath: 4 Parking: 2 Size: 5,365sq.ft**

“Enjoy a one-of-a-kind luxury lifestyle”



AED21 million

Burj Vista, Downtown Dubai

This unique Burj Vista penthouse with sky terrace boasts breath-taking panoramic views. The optimised custom designed layout also includes a maid's room, fully equipped kitchen and unrestricted Burj Khalifa views. *To find out more, call me quoting the reference code BHM-S-177219 RERA Permit No. 7117730829* **Bed: 4 Bath: 6 Parking: 2 Size: 4,313 sq.ft**



AED5.8million

Bay Central East, Dubai Marina

A fully upgraded four-bedroom podium villa at the heart of Dubai Marina, the open-plan kitchen leads to a spacious living area with spectacular views plus large private terrace with whirlpool.

To find out more, call me quoting the reference code BHM-S-97223 Permit No. 6755375600 Bed: 4 Bath: 5 Parking: 2 Size: 4,584sqft



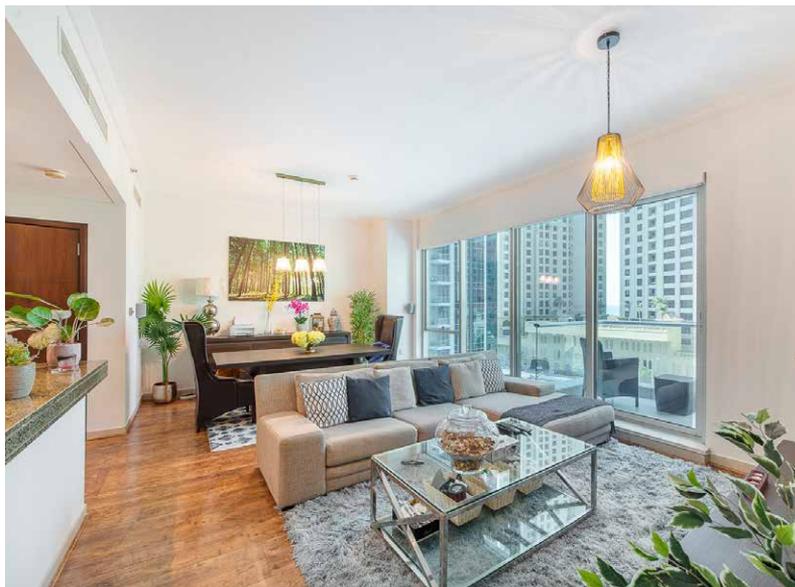
My top picks in Dubai Marina

If you'd like to view any of these apartments, call on 050 343 8568

AED1.62million

Paloma Tower, Dubai Marina

A pool view and high-quality upgrade makes this spacious one-bed balcony apartment in the prestigious Marina Promenade a rare find, complete with ample wardrobe space, refreshed flooring and remodelled bathroom. *To find out more, call me quoting the reference code BHM-S-553281 RERA Permit No. 6714964200 Bed: 1 Bath: 2 Parking: 1 Size: 1,036sqft*

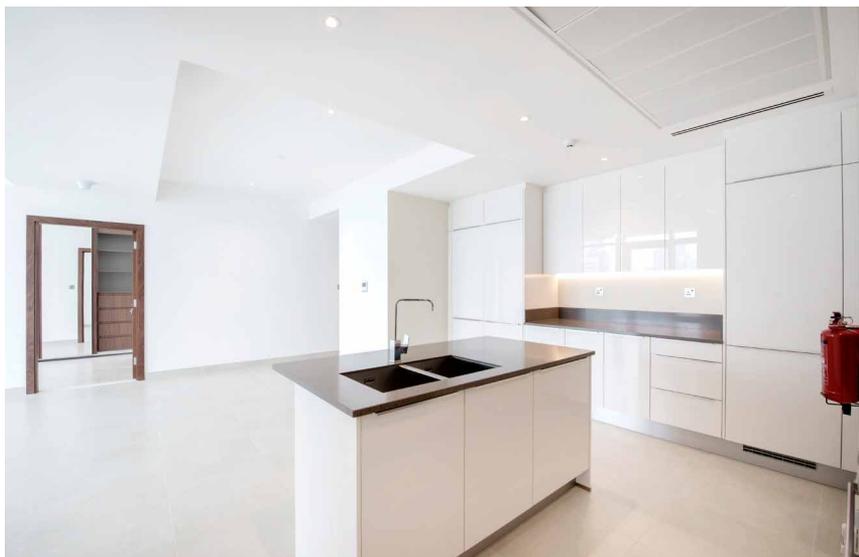


AED4.25million

Marina Gate 2, Dubai Marina

High floor luxury at The Residences at Marina Gate is guaranteed, with a huge sea-facing balcony and host of upscale recreational facilities perfectly suited for either families or young professionals.

To find out more, call me quoting the reference code BHM-S-170054 RERA Permit No. 1576213965 Bed: 3 Bath: 3 Parking: 2 Size: 1,291sqft





**My top picks in
Motor City**

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AED2.35million

Acacia, Dubai Hills Estate

This delightful apartment features two double master bedrooms, an upsized open-plan living/dining space, semi-closed kitchen and guest bathroom. It also benefits from underground car parking and panoramic views.

To find out more, call me quoting the reference code BHM-S-554950 RERA Permit No. 7122115333 **Bed: 2 Bath: 3 Parking: 1 Size: 1,542sqft**

AED22million

Parkway Vistas, Dubai Hills Estate

Custom built with exacting attention to detail throughout, this luxurious modern residence features floor-to-ceiling windows, high ceilings, and an open layout that instantly conveys a feeling of serenity. *To find out more, call me quoting the reference code BHM-S-551409 RERA Permit No. 6528946811* **Bed: 6 Bath: 8 Parking: 4 Size: 10,838sqft**

*The open layout
Instantly conveys
a feeling of
serenity* ”



AED2.5million

Park Point, Dubai Hills Estate

The largest three-bed layout in Park Point, step into a light-filled modern home with floor-to-ceiling windows throughout and a high-ceilinged living room that is both bright and homely. *To find out more, call me quoting the reference code BHM-S-554236 RERA Permit No. 7135900497* **Bed: 3 Bath: 3 Parking: 2 Size: 1,573sqft**



HEAD TO THE HILLS

Swing into this fabulous villa, primed for personalisation

If you dream of waking up to views of luscious landscaped greens and pristine fairways set against the distinctive backdrop of Dubai's iconic Burj Khalifa and the contemporary downtown skyline, this Dubai Hills Estate home ticks all the boxes - and then some. A sophisticated address occupying a premium plot in the heart of Parkways - the most desirable and well connected community within this luxury development - this is a custom-built villa truly made for entertaining,

as well as upscale everyday living. Extensive living space, refreshingly high ceilings and a flexible open floorplan concept offer ample room for ultimate personalisation. A family home offering five large en-suite bedrooms, each with a walk-in closet, the total plot size spans an impressive 11,141.62 sqft. At the heart of this home is its stunning show kitchen with central island, which is perfectly situated for social gatherings thanks to the adjoining dining and family rooms. You'll also find a high-spec staff kitchen.

Al fresco entertaining is also a must-do, with a blank-canvas rear garden with swimming pool, changing room, and shower the starting point for you to design your own private oasis. A surprise bonus is a large basement that is primed for conversion into an entertainment area or cinema room, complete with a private bathroom and pre-built elevator shaft.

To find out more, call quoting the reference code BHM-S-553093, RERA



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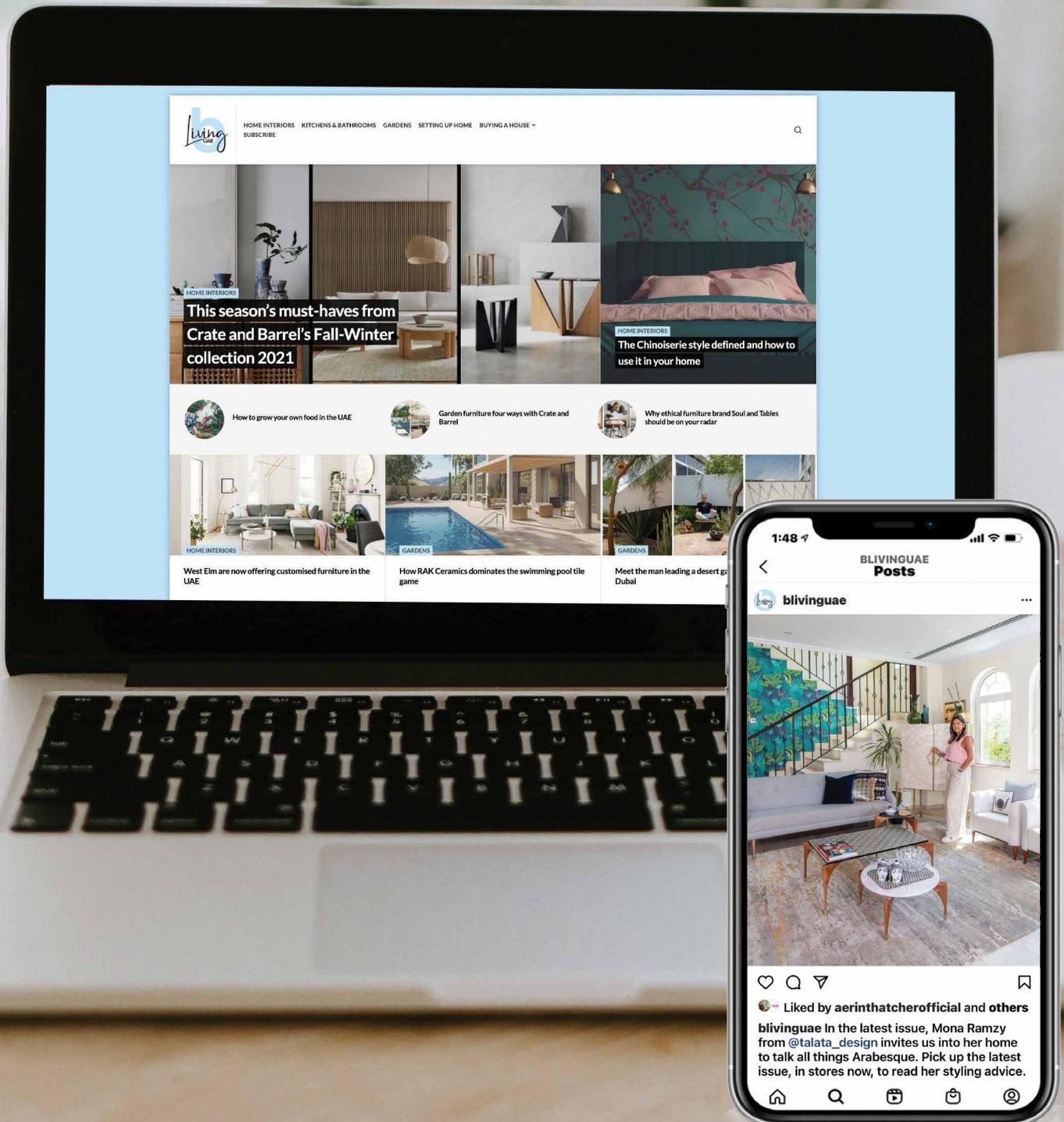
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